

SCENARIO 1: Corner Configuration

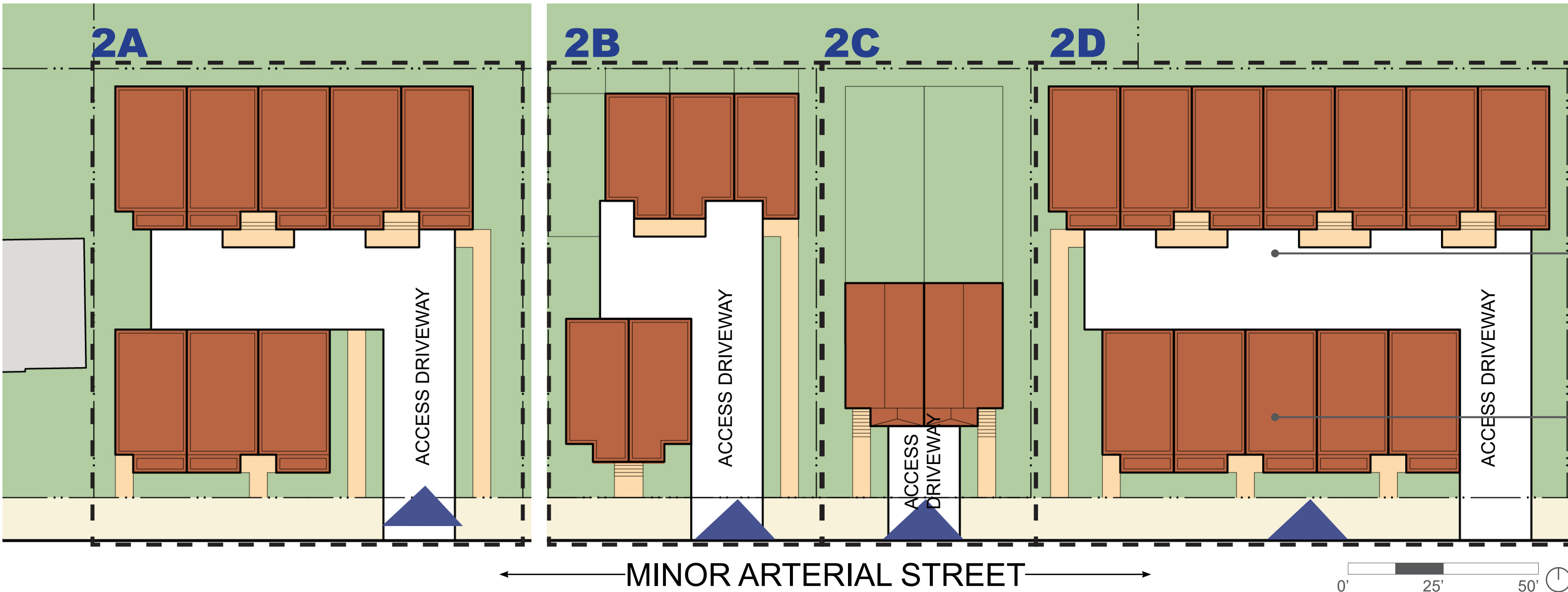
	Vehicular Access	Pedestrian Access	Building Orientation	Density	Unit Width
SCENARIO 1A	Units have a shared driveway from the street with interior garages	Shared-driveway with traffic calming elements	Buildings face the most significant street	32.43 units/acre	15' (facing minor arterial street) 18' (back units)
SCENARIO 1B	Vehicle access is be from the street with the lowest classification with detached garages	Units have shared or individual pedestrian path access to the public sidewalk	Buildings face the most significant street	15.2 units/acre	20'

SIDE FACADE, LANDSCAPING



- OPEN SPACE (PRIVATE OR UNUSABLE)
- POTENTIAL TOWNHOME UNIT
- PEDESTRIAN ACCESS ELEMENT
- VEHICLE ACCESS POINT
- PUBLIC SIDEWALK
- EXISTING SINGLE FAMILY HOME

FACADE MODULATION



SCENARIO 2: Mid-Block Configuration

	Vehicular Access	Pedestrian Access	Building Orientation	Density	Unit Width
SCENARIO 2A	Units have a shared driveway from the street with interior garages	Units have shared or individual pedestrian path access to the public sidewalk	Buildings face the most significant street	24.2 unites/acre	20'
SCENARIO 2B	Units have a shared driveway from the street with interior garages	Units have shared or individual pedestrian path access to the public sidewalk	Buildings face the most significant street	23.8 units/acre	17.5' (facing minor arterial street) 18' (back units)
SCENARIO 2C	Units have a shared driveway from the street with interior garages	Units have individual pedestrian path access to the public sidewalk	Buildings face the most significant street	12.5 units/acre	22'
SCENARIO 2D	Units have a shared driveway from the street with interior garages	Units have shared or individual pedestrian path access to the public sidewalk	Buildings face the most significant street	29.3 units/acre	20'

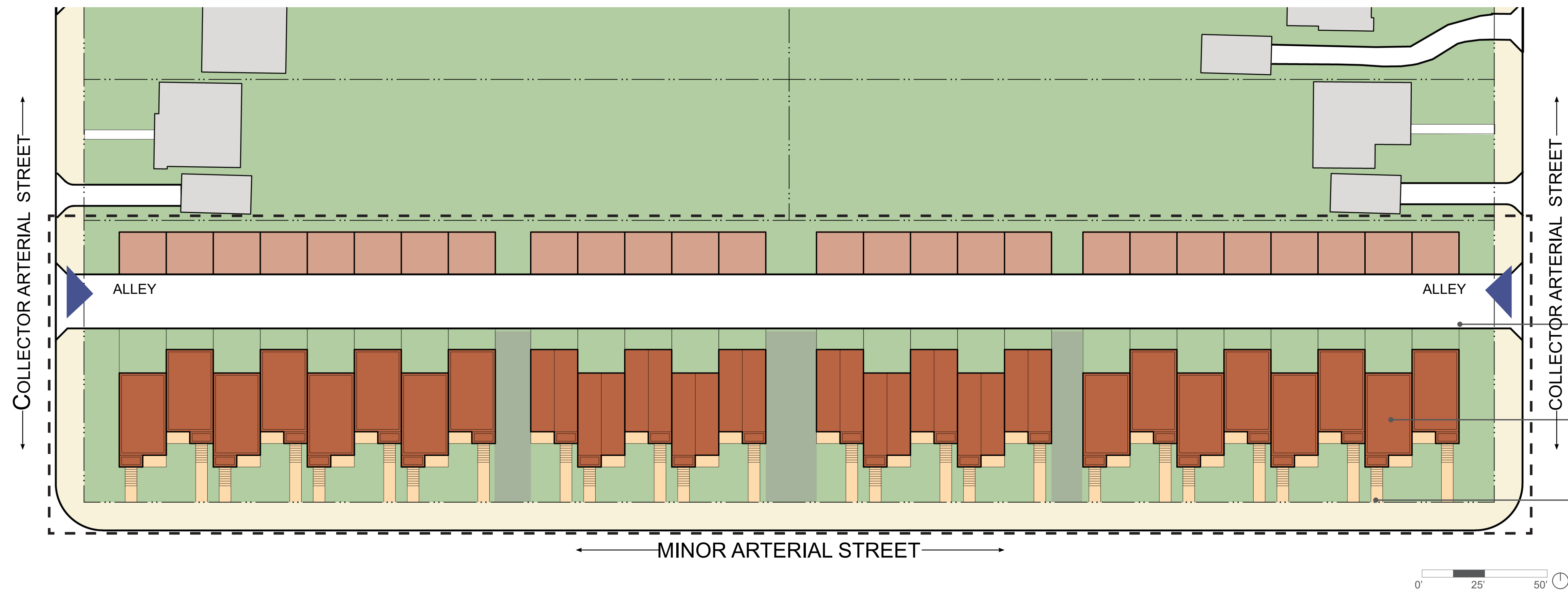
REAR GARAGES



ROOFTOP DECK, BALCONIES



- OPEN SPACE (SHARED)
- OPEN SPACE (PRIVATE OR UNUSABLE)
- POTENTIAL TOWNHOME UNIT
- PEDESTRIAN ACCESS ELEMENT
- VEHICLE ACCESS POINT
- PUBLIC SIDEWALK
- EXISTING SINGLE FAMILY HOME



SCENARIO 3: Redevelopment of Full Block Face

	Vehicular Access	Pedestrian Access	Building Orientation	Density
SCENARIO 3	Units have access from an alley to private rear yard and detached garage	Units have individual pedestrian path access to the public sidewalk	Buildings face the most significant street	15.6 unites/acre

BACKYARDS, BACK FACADE



FRONTAGE/ MATERIAL CHANGE



BUILDING FACES STREET



- OPEN SPACE (SHARED)
- OPEN SPACE (PRIVATE OR UNUSABLE)
- POTENTIAL TOWNHOME UNIT
- PEDESTRIAN ACCESS ELEMENT
- VEHICLE ACCESS POINT
- PUBLIC SIDEWALK
- EXISTING SINGLE FAMILY HOME

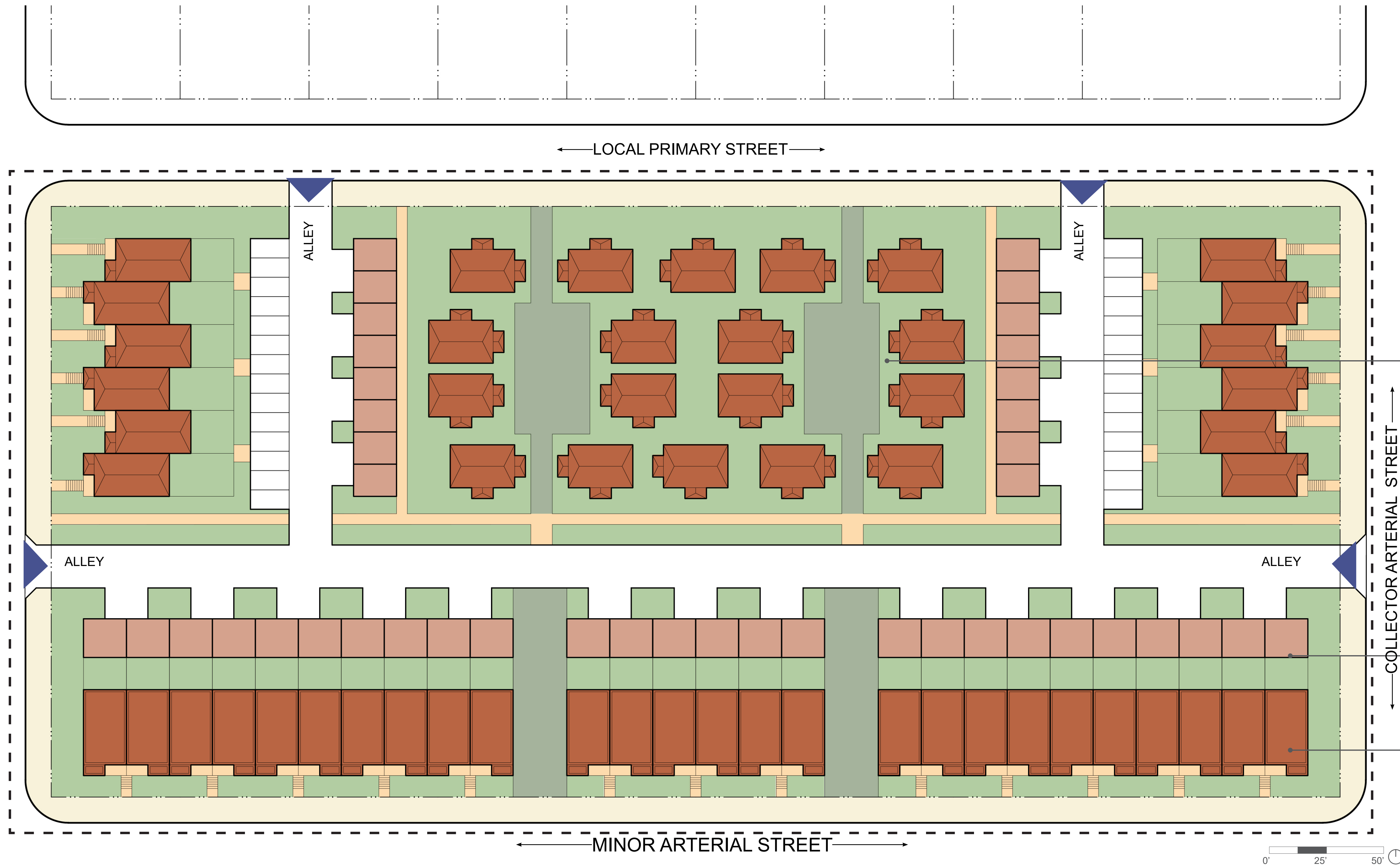
COTTAGE STYLE HOMES



DETACHED GARAGE IN ALLEY



ROOFTOP OPEN SPACE



SCENARIO 4: Full Block Development

	Vehicular Access	Pedestrian Access	Building Orientation	Density
SCENARIO 4	Units have access from an alley to rear yard and detached garage or surface parking	Units have individual or shared pedestrian path access to the public sidewalk	Buildings face the most significant street, or interior buildings face central courtyard	14.8 unites/acre

PARKING IN REAR



SHARED OPEN SPACE, PEDESTRIAN PATHS



BACKYARD



FRONT BALCONIES



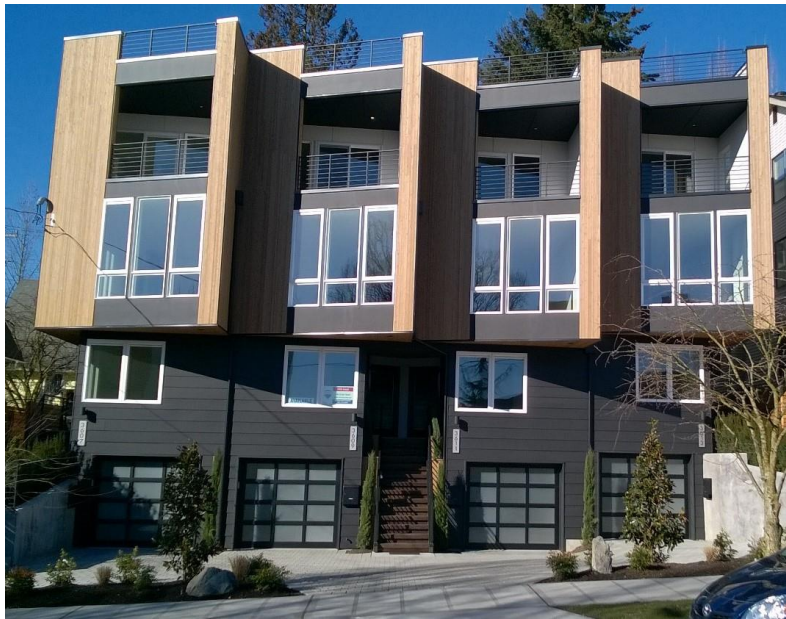
FRONT ACCESS, COVERED ENTRY, PATIO



- ▲ Vehicular Access to Unit
- △ Vehicular Access to Unit (Behind Building)
- ▲ Pedestrian Access

TOWNHOME EXAMPLES



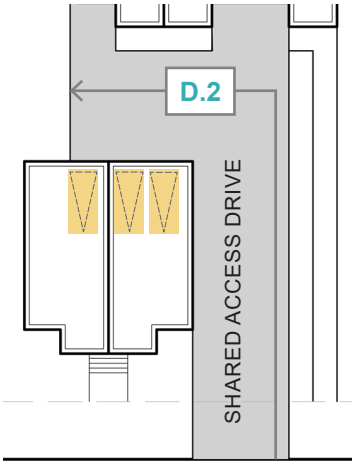


TOWNHOUSE EXAMPLES

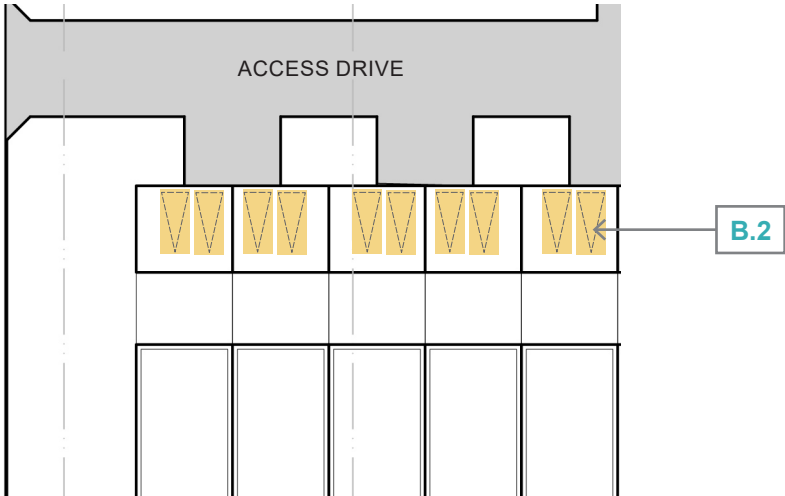
PARKING AND SITE ACCESS REQUIREMENTS

DRAFT CODE DIAGRAM

REAR-LOADED

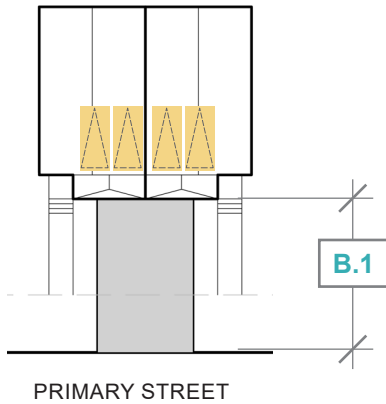


Rear-loaded attached garage, with shared access drive



Rear-loaded detached garage, with access drive

FRONT-LOADED



One-car garage, one-car shared driveway

SURFACE PARKING



Shared surface parking with alley

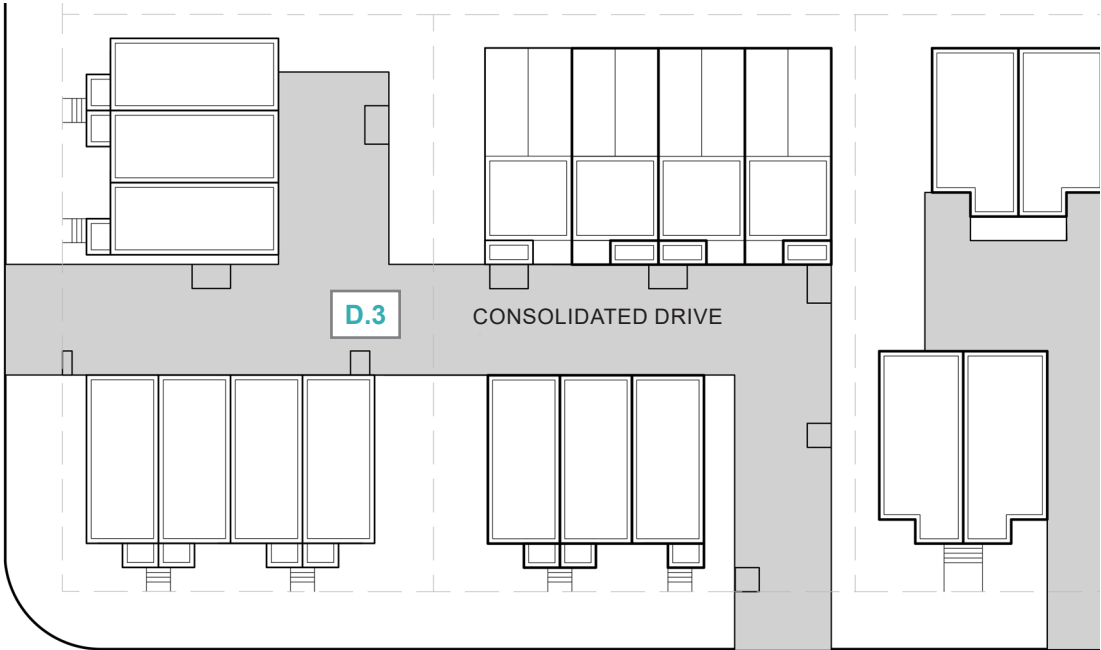
DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160.B.1	Minimum Length of Driveway	20 Linear Feet
20.50.160.B.2	Surface Parking Location	Behind or side of building
20.50.160.D.2	Dead-end Driveway Length	150' from face of curb
20.50.160.D.3	Adjoining Lots Developed Concurrently	Vehicle access points shall be consolidated. This requirement shall not apply to lots that do not have frontage on the same public right-of-way.

DRAFT CODE CITATION

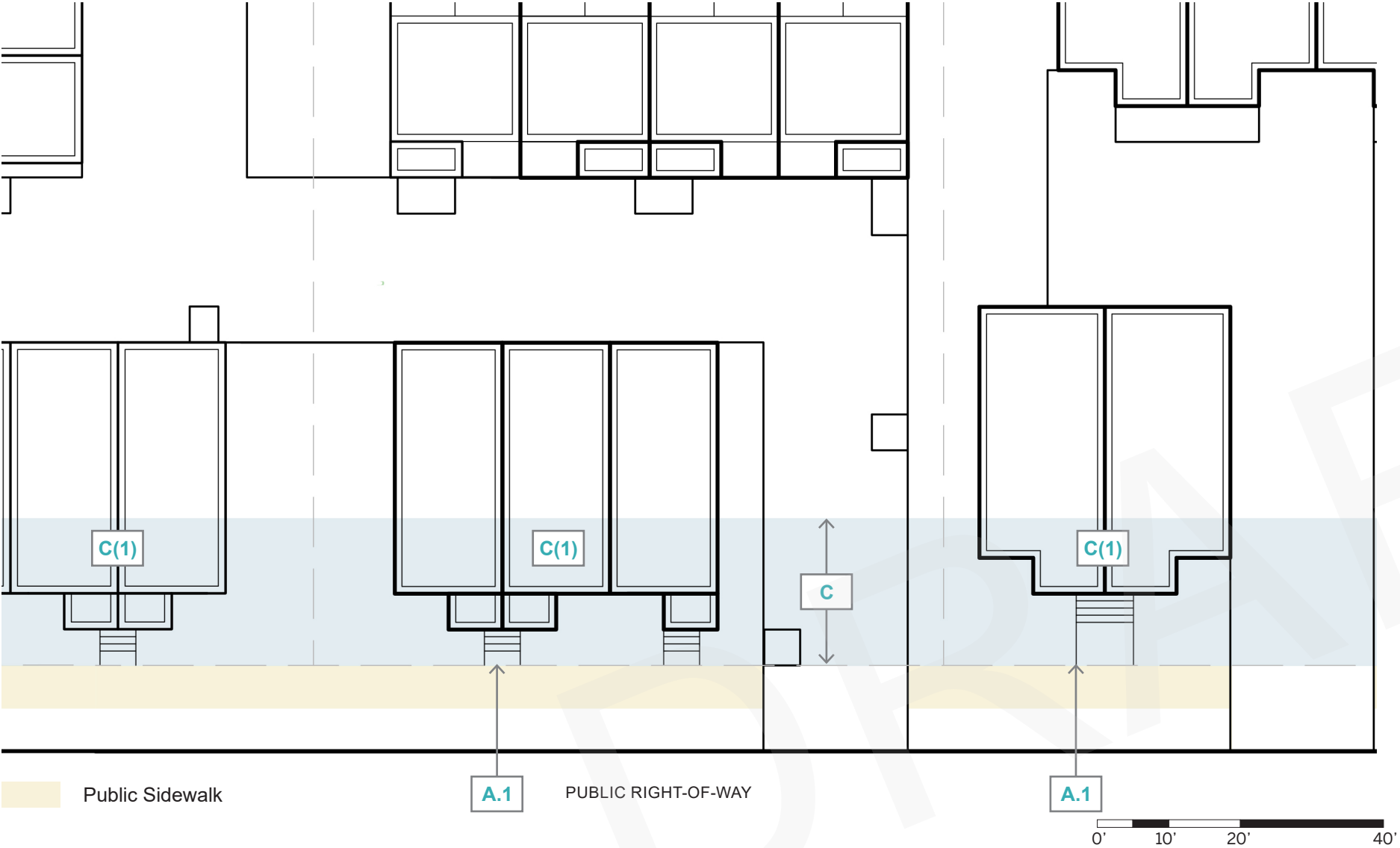
20.50.160 SITE DESIGN STANDARDS

- B. Parking:
- For units with individual garages, at least 20 linear feet of driveway shall be provided between any garage, entrance and the property line abutting the public right-of-way, measured along the centerline of the driveway.
 - Surface parking shall be located behind or to the side of buildings.
 - Carports are prohibited.
- D. Site Access and Circulation
- Vehicle access requirements are contained in the Engineering Development Manual.
 - On lots with dead-end access drives with a length of 150 feet or greater, measured from the face of curb to the end of the access drive pavement, a turnaround facility shall be provided that meets the standard detail required by the Public Works Director.
 - If adjoining lots are being developed concurrently, and are under the same ownership, vehicle access points shall be consolidated. This requirement shall not apply to lots that do not have frontage on the same public right-of-way.



BUILDING PLACEMENT AND ORIENTATION STANDARDS

DRAFT CODE DIAGRAM



DRAFT CODE CITATION

20.50.160 SITE DESIGN STANDARDS

C. Site Configuration
At least 40 percent of units within a site shall be located between the property line and a 25-foot distance from the property line to create a “street wall” which enhances the streetscape and overall pedestrian experience.

20.50.170 BUILDING DESIGN STANDARDS

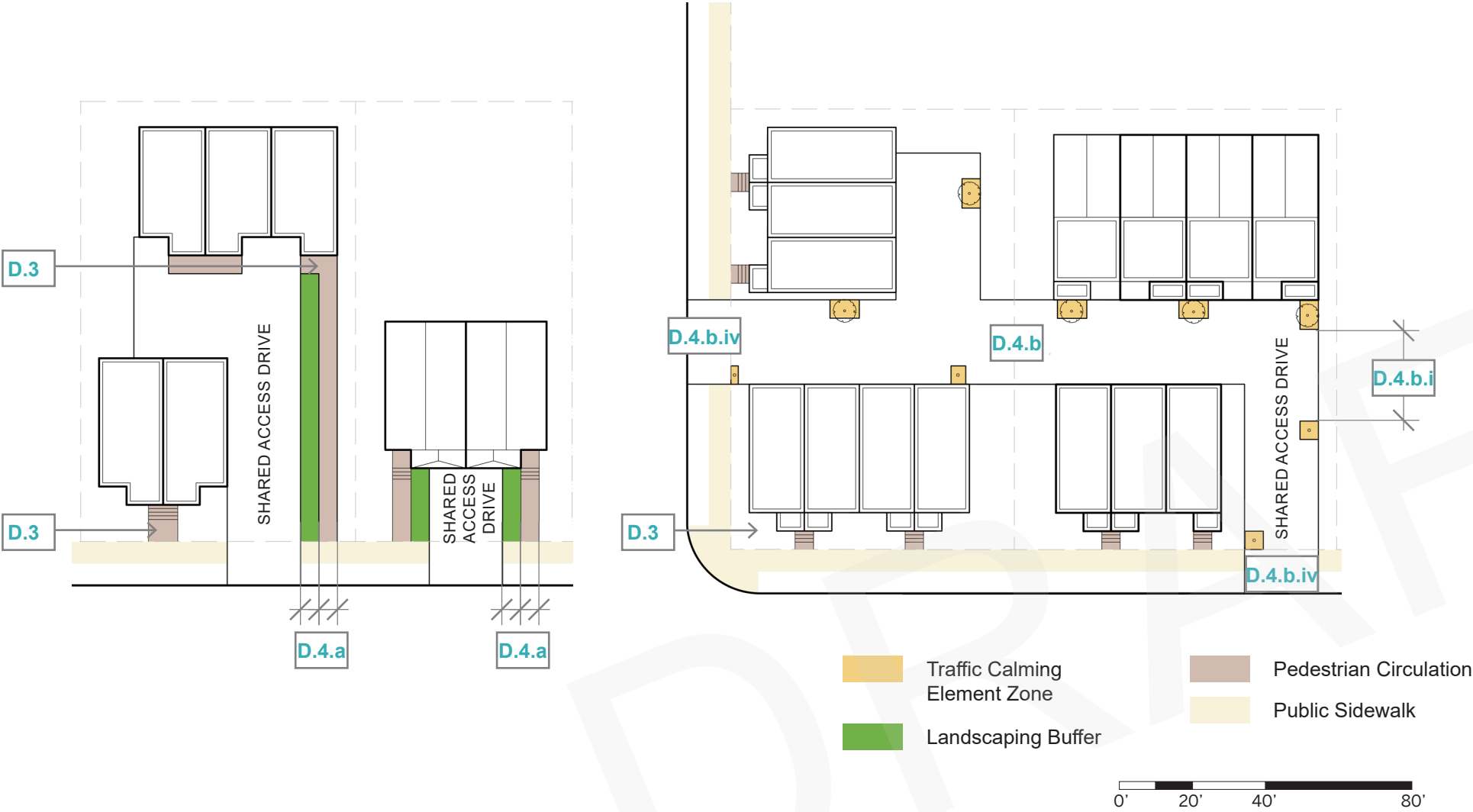
- A. Building Orientation
1. Each unit with right-of-way frontage shall have its primary entry oriented toward the right-of-way.
 2. Buildings with frontage on multiple public rights-of-way shall have at least one (1) entry oriented towards each public right-of-way.

DRAFT CODE TABLE

CODE CITATION	STANDARD	QUALIFIER
20.50.160.C	“Street Wall” Location	Between the property line and a 25-foot distance from the property line
20.50.160.C(1)	Units Close to Street	40% Units within 25 ft
20.50.170.A.1	Building Orientation	Primary entryway oriented to right-of-way

PEDESTRIAN ACCESS REQUIREMENT

DRAFT CODE DIAGRAM



DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160.D.3	Pedestrian Access per Unit	To adjacent public sidewalk system, common outdoor space, and parking areas
20.50.160.D.4.a	Pedestrian Pathway Width	4' minimum
20.50.160.D.4.a	Landscaping Buffer	5' minimum
20.50.160.D.4.b	Shared-space Circulation	
20.50.160.D.4.b.i	Traffic Calming Element Distance	Every 25' feet at minimum
20.50.160.D.4.b.iii	Relation to Building	Porches, stoops and balconies oriented towards the shared circulation space
20.50.160.D.4.b.iv	Shared-space Access	Shall provide through access from one public right-of-way to a second public right-of-way

TOWNHOUSE DESIGN STANDARDS

DRAFT CODE CITATION

20.50.160 SITE DESIGN STANDARDS

- D. Site Access and Circulation
3. Each unit shall have onsite pedestrian access to a public sidewalk, and common outdoor space and common parking areas, if provided.
4. Onsite pedestrian access shall comply with one (1) of the following:
- a. Onsite pedestrian access shall be raised, or otherwise separated from vehicular circulation, and a minimum of four (4) feet wide. Otherwise separated from vehicular circulation means (1) there is at least five (5) linear feet of landscaping between the closest edge of the vehicular circulation area and closest edge of the pedestrian access or (2) separation by a building; or
 - b. Pedestrian access shall be provided through shared-space with onsite vehicle circulation that complies with the following to clearly communicate to all users it is shared-space:
 - i. Traffic calming elements shall be located on both sides of the shared-space circulation and spaced no more than 25 feet apart. The shared-space circulation shall have at least one (1) of the following elements: trees that meet the minimum replacement tree size per SMC 20.50.360; raised planters a minimum height of three (3) feet and depth and width of two (2) feet; decorative bollards a minimum height of three (3) feet; or any other element the Director determines accomplishes the purpose;
 - ii. The entire shared-space circulation area shall be constructed with decorative concrete, paving blocks, bricks, or other ornamental paving treatments to clearly indicate the entire surface is intended for pedestrians as well as vehicles;
 - iii. The shared-space shall relate to the building(s) by having elements that allow for informal surveillance, including porches, stoops and balconies oriented towards the shared circulation space; and
 - iv. The shared-space circulation shall not result in a dead-end when abutting two or more public rights-of-way. It shall provide through access from one public right-of-way to a second public right-of-way.



Building relation to shared space

Paving Blocks

Building relation to shared space

UTILITY AND MECHANICAL STANDARDS

DRAFT CODE DIAGRAM



DRAFT CODE CITATION

20.50.160.E. Storage space and staging area for the collection of solid waste

1. Developments with nine (9) or fewer units shall comply with one (1) of the following options for providing solid waste storage space and staging area:
- a. If the storage space is provided in individual unit garages, the space shall be its own dedicated area and shall not overlap with space needed for required vehicle parking, and staging areas shall comply with one (1) of the following:
 - i. Solid waste bins shall be placed in the amenity zone if there is adequate area and placement does not conflict with above grade infrastructure or services, including, but not limited to fire hydrants, electrical poles, mailboxes, and street trees; or
 - ii. Solid waste bins shall be placed within the front setback, provided the area needed to accommodate the bins does not preclude compliance with other codes and standards; or
 - iii. Solid waste bins shall be placed along one side of the access drive, provided placement does not interfere with vehicular access and circulation, and the City's solid waste purveyor provides written confirmation it will service the location of the bins.
 - b. If the storage space and staging area is provided in a common indoor trash room or room(s) or a common outdoor enclosure or enclosure(s), it shall comply with all the following:
 - i. Access to and maintenance of the trash room(s) or enclosure(s), and financial responsibility, shall be addressed in a Covenants, Conditions and Restrictions document to be recorded prior to development permit issuance;
 - ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s); and
 - iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened from pedestrian view from the public right(s)-of-way by a solid enclosure such as a fence or wall, or dense landscaping.
2. Developments with ten (10) or more units shall comply with one (1) of the following options for providing solid waste storage space and a staging area:
- a. If the storage space is provided in the individual unit garages it shall be its own dedicated area and shall not overlap with space needed for required vehicle parking. Staging areas shall abut vehicle access drives, but shall not obstruct vehicle circulation, and shall comply with one (1) of the following:
 - i. The vehicle access shall not dead-end, but provide a through connection to a public right-of-way; or
 - ii. The site shall contain a turnaround that meets the standard detail required by the Public Works Director.
 - b. If the storage space and staging area is provided in a common indoor trash room or room(s), or in a common outdoor enclosure or enclosure(s), it shall comply with the following:
 - i. Access to and maintenance of the trash room(s) or enclosure(s), and billing shall be addressed in a Covenants, Conditions and Restrictions document to be recorded prior to development permit issuance; and
 - ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s); and
 - iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened.

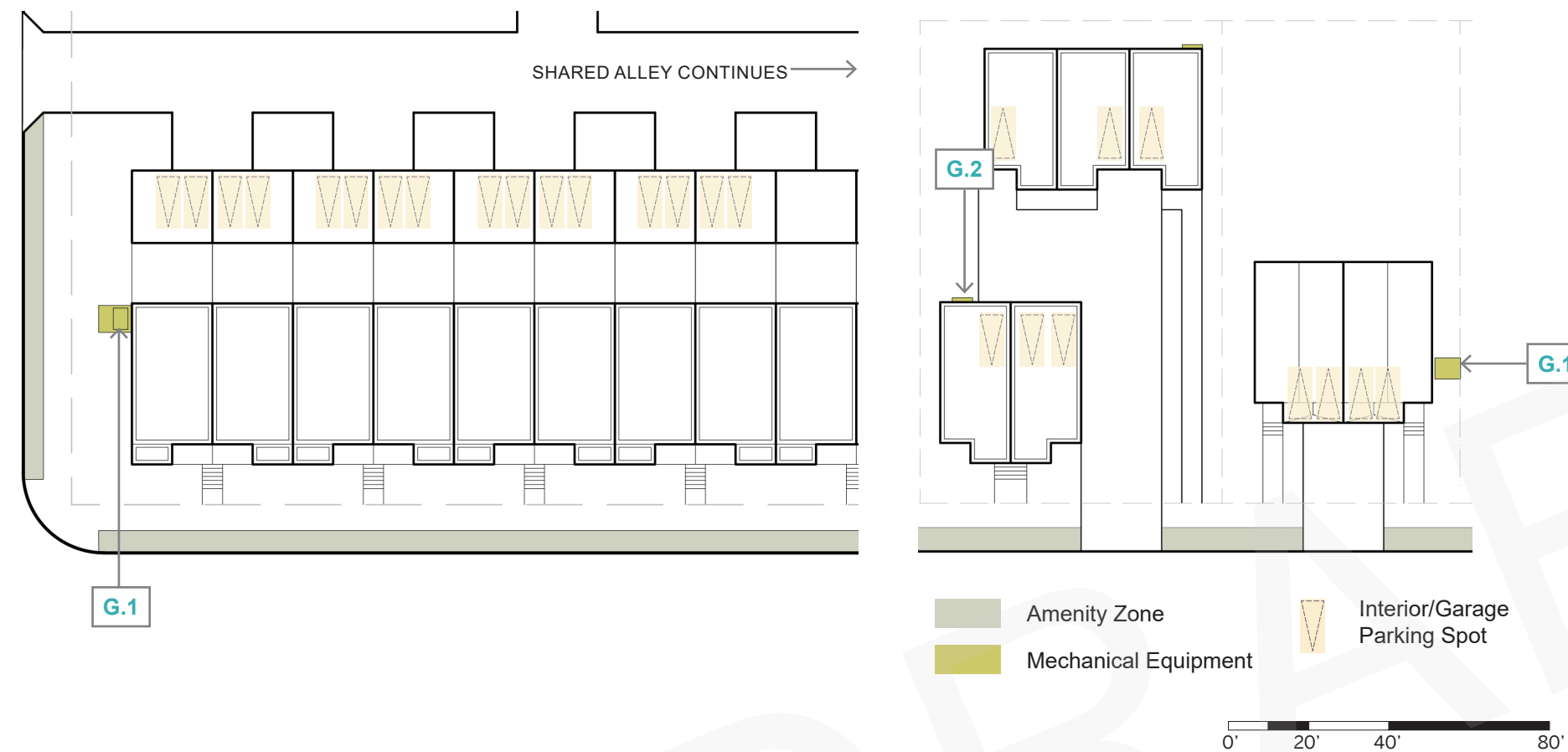
DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160.E.1	Development type	Nine (9) or fewer units
20.50.160.E.1.a.i	Amenity Zone Placement	If there is adequate area and placement does not conflict with above grade infrastructure or services
20.50.160.E.1.a.ii	Front Setback Placement	The area needed to accommodate the bins does not preclude compliance with other codes and standards
20.50.160.E.1.a.iii	Side Setback/Access Drive Placement	Placed on side of the access drive, provided placement does not interfere with vehicular access and circulation
20.50.160.E.1.b.i	Indoor Trashroom	Indoor trash room or room(s) or an outdoor enclosure or enclosure(s)
20.50.160.E.2	Development type	Ten (10) or more units
20.50.160.E.2.a	Individual Unit Staging	Dedicated area and shall not overlap with space needed for required vehicle parking
20.50.160.E.2.a.i	Through Connection	Not dead-end, connection to public right-of-way
20.50.160.E.2.b.i	Outdoor Enclosure	Indoor trash room or room(s) or an outdoor enclosure or enclosure(s)

TOWNHOUSE DESIGN STANDARDS

STORAGE, STAGING, AND UTILITY STANDARDS

DRAFT CODE DIAGRAM



DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160. G.1	Ground-mounted mechanical equipment	Fully enclosed by opaque fence or wall, or screened with landscaping from right-of-way
20.50.160. G.2	Exterior building-mounted mechanical equipment	Screened from pedestrian view by integration with the building's architecture

DRAFT CODE CITATION

20.50.160. G. Utility and Mechanical Equipment

1. Mechanical and utility equipment shall be located and designed to minimize its visibility by the public. Preferred locations are off alleys; access drives; within, atop, or under buildings; underground; or other locations away from the public right-of-way. Equipment shall not intrude into required pedestrian areas.
2. Ground-mounted mechanical equipment shall be fully enclosed within an opaque fence or wall, or it shall be screened with dense landscaping from pedestrian view from the public right-of-way. Chain-link fencing with slats is prohibited.
3. All exterior building-mounted mechanical equipment, with the exception of solar collectors or wind power generating equipment, shall be screened from pedestrian view by integration with the building's architecture through such elements as parapet walls, false roofs, roof wells, clerestories, equipment rooms, materials and colors.



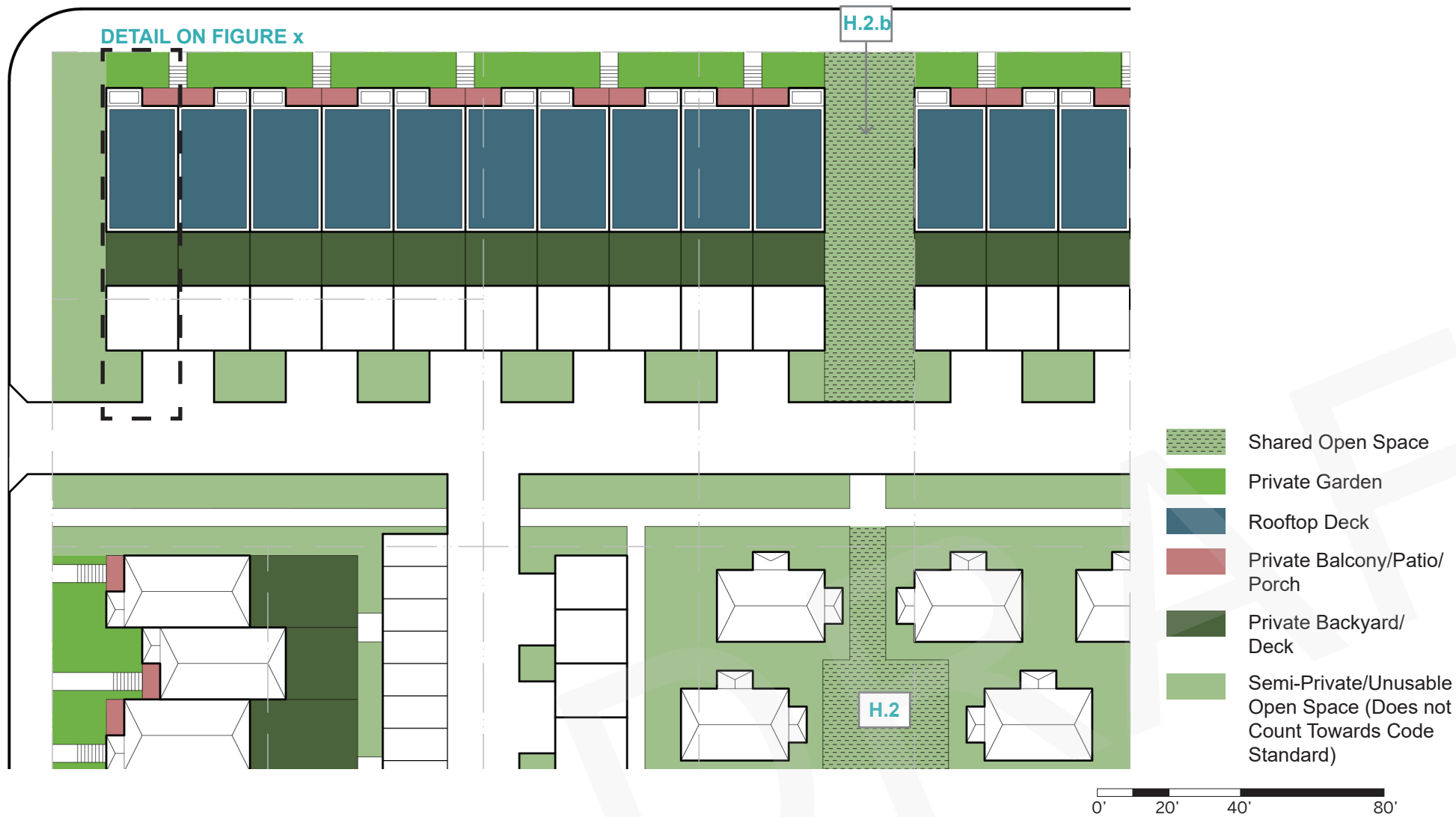
Equipment located off access drive



Screened Equipment

OPEN SPACE TYPES

DRAFT CODE DIAGRAM



DRAFT CODE CITATION

20.50.160.H Outdoor Space.
Attached single-family development shall comply with one (1) of the following requirements:

- Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:
 - No single outdoor space to be counted as part of this requirement shall be less than 50 square feet.
 - Private outdoor space includes balconies, patios, decks, porches, gardens, or any other outdoor space that meets the purpose of this section, as approved by the Director; and
 - The private outdoor space shall be directly accessible from the associated unit.
- Each development shall provide a minimum of 800 square feet or 50 square feet per unit of common outdoor space, whichever is greater that complies with all of the following standards:
 - No dimension shall be less than ten (10) lineal feet.
 - Common outdoor space includes rooftop decks, gardens, courtyards, or any other outdoor space that meets the purpose of this section, as approved by the Director.
 - Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:
 - A minimum of one (1) amenity per 200 square feet is provided along the walkway through the garden/landscaped area, including landscape structures, permanently affixed tables and chairs, benches, and/or fountains;
 - The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and
 - Wayfinding signage is provided leading to the common outdoor space, and identification signage is provided at the entrance(s) to the common outdoor space indicating its use (e.g., "This area is common outdoor space to be used by community residents and guests.")
 - The common outdoor space shall be accessible to all residents of the development.

DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160.H.2	Shared Outdoor Open Space	50 sf/du or 800 sf min
20.50.160.H.2.b	Shared OS Accessible to all Residents	--

OPEN SPACE REQUIREMENTS

DRAFT CODE DIAGRAM



DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160.H.1	Required Private Open Space	150 sf/du
20.50.160.H.1.a	Min Dimension of Private OS	50 sf (highlighted space is 50sf)
20.50.160.H.1.c	OS Accessible from Dwelling Unit	--
20.50.160.H.2	Shared Outdoor Open Space	50 sf/du or 800 sf min

DRAFT CODE CITATION

- 20.50.160.H Outdoor Space.**
Attached single-family development shall comply with one (1) of the following requirements:
- Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:
 - No single outdoor space to be counted as part of this requirement shall be less than 50 square feet.
 - Private outdoor space includes balconies, patios, decks, porches, gardens, or any other outdoor space that meets the purpose of this section, as approved by the Director.
 - The private outdoor space shall be directly accessible from the associated unit; or
 - Each development shall provide a minimum of 800 square feet or 50 square feet per unit of common outdoor space, whichever is greater, of common outdoor space that complies with all of the following standards:
 - No dimension shall be less than ten (10) lineal feet.
 - Common outdoor space includes balconies, patios, decks, gardens, courtyards, or any other outdoor space that meets the purpose of this section, as approved by the Director.
 - Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:
 - A minimum of one (1) amenity per 200 square feet is provided along the walkway through the garden/landscaped area, including landscape structures, permanently affixed tables and chairs, benches, and/or fountains;
 - The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and
 - Wayfinding signage is provided leading to the common outdoor space, and identification signage is provided at the entrance(s) to the common outdoor space indicating its use (e.g., "This area is common outdoor space to be used by community residents and guests.")
 - The common outdoor space shall be accessible to all residents of the development.

OPEN SPACE REQUIREMENTS

DRAFT CODE DIAGRAM



H.2 Common Garden



H.2 Common Rooftop Open Space



H.2 Common Pedestrian Walkway



H.1 Private Patio



H.1 Private garden



H.1 Private Balcony

DRAFT CODE CITATION

20.50.160.H Outdoor Space.

- Attached single-family development shall comply with one (1) of the following requirements:
- Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:
 - No single outdoor space to be counted as part of this requirement shall be less than 50 square feet.
 - Private outdoor space includes balconies, patios, decks, porches, gardens, or any other outdoor space that meets the purpose of this section, as approved by the Director.
 - The private outdoor space shall be directly accessible from the associated unit; or
 - Each development shall provide a minimum of 800 square feet or 50 square feet per unit of common outdoor space, whichever is greater, of common outdoor space that complies with all of the following standards:
 - No dimension shall be less than ten (10) lineal feet.
 - Common outdoor space includes decks, gardens, courtyards, or any other outdoor space that meets the purpose of this section, as approved by the Director.
 - Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:
 - A minimum of one (1) amenity per 200 square feet is provided along the walkway through the garden/landscaped area, including landscape structures, permanently affixed tables and chairs, benches, and/or fountains;
 - The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and
 - Wayfinding signage is provided leading to the common outdoor space, and identification signage is provided at the entrance(s) to the common outdoor space indicating its use (e.g., "This area is common outdoor space to be used by community residents and guests.")
 - The common outdoor space shall be accessible to all residents of the development.

DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160.H.1	Required Private Open Space	150 sf/du
20.50.160.H.2	Shared Outdoor Open Space	50 sf/du or 800 sf min



BUILDING DESIGN STANDARDS

DRAFT CODE DIAGRAM



DRAFT CODE TABLE

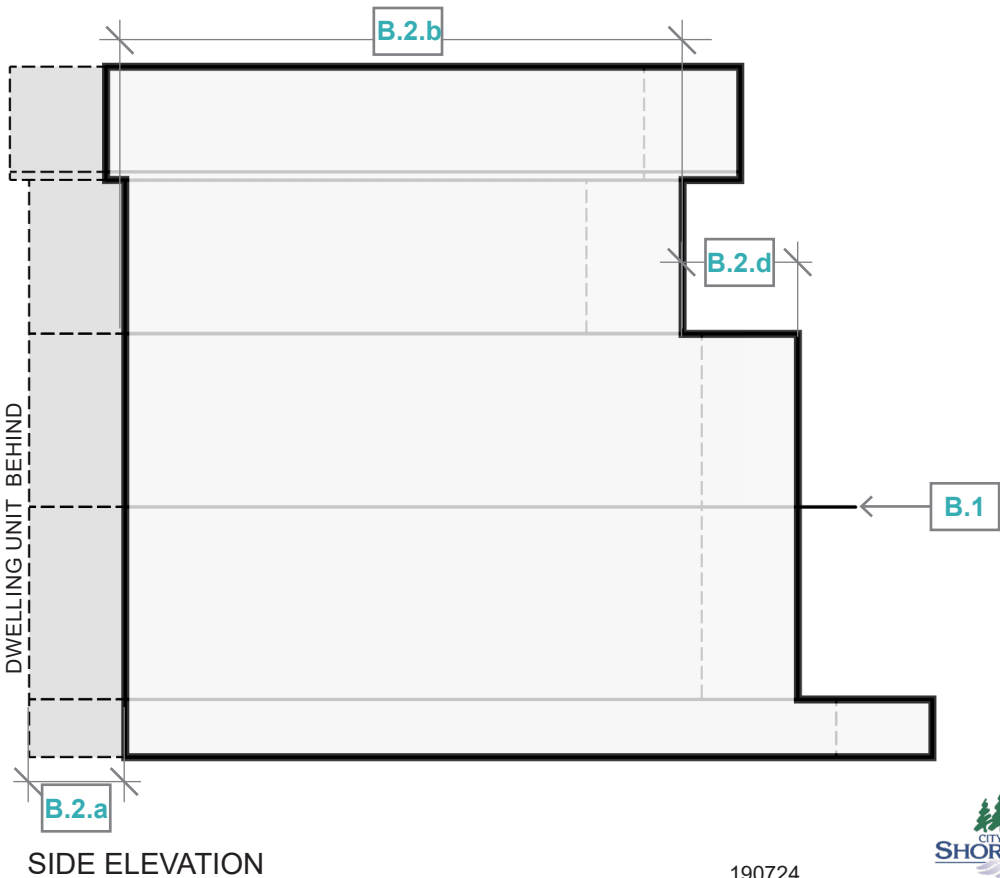
CODE REFERENCE	STANDARD	QUALIFIER
20.50.170.B.1	Covered Entry or Porch	30 sf min area, 5 ft min dim
20.50.170.B.2.a	Facade plane variation between units	4 ft min
20.50.170.B.2.b	Diminishing Upper Floor Gross Floor Area	Min of 2 ft, min width of 8 ft
20.50.170.B.2.c	Changes in Roofline Intervals	40 ft max
20.50.170.B.2.d	Balconies	Minimum depth of 6 ft, 50% of units
20.50.170.B.2.f	Dormers	3 ft wide, 50% of units
20.50.170.B.2.g	Living Green Wall	100 sf min
20.50.170.B.2.h	Fenestration	40% min, 50% of which glazing

TOWNHOUSE DESIGN STANDARDS

DRAFT CODE CITATION

20.50.170 BUILDING DESIGN STANDARDS

- B. Building Modulation, Massing and Articulation
- Each unit shall have a covered entry or porch with weather protection at least 30 square feet with no dimension less than five lineal (5) feet.
 - Each unit shall incorporate variation to the building by using at least three (3) of the following elements on the front façade:
 - Variations in the setback of the façade of the building by at least four (4) feet between adjoining units;
 - Diminishing upper floors (gross floor area of third story is smaller than the gross floor area of the lower stories). To meet this requirement, the building wall shall be stepped back a minimum of two (2) feet with a minimum width of eight (8) feet. Balconies that are covered but not fully enclosed and meet the minimum dimensions specified shall be considered a diminished upper floor;
 - Changes in roofline at intervals not greater than 40 feet in continuous length, such as variations in roof pitch, overhangs, projections, or extended eaves;
 - Balconies (excluding Juliet balconies) on the façade of the building that have a minimum depth of six (6) feet between the building wall and the balcony railing; at least 50 percent of the units shall have a balcony;
 - Garage door entrance(s) for vehicles located at the side or rear of buildings;
 - Dormers (at least four (3) feet wide); at least 50 percent of the units shall have dormers;
 - Living green wall minimum of 100 square feet;
 - A façade with at least 40 percent fenestration, architectural details, and/or landscaping, 50 percent of which shall be fenestration;
 - Other variation techniques that meet the purpose of the section as approved by the Director.



FACADE AREA
DRAFT CODE DIAGRAM



FIGURE x DETAIL

Fenestration
Landscaping

BUILDING FACADE FEATURES



DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.170.B.3.a	Right-of-way Facade-facing Fenestration	30 percent minimum fenestration and/or landscaping.
20.50.170.B.3.c	Facade Area	Measured vertically, top to bottom, and horizontally edge-to-edge
20.50.170.B.3.c (X)	Top to Bottom Facade Measurement	Example: 35 ft
20.50.170.B.3.c (Y)	Horizontal Edge-to-edge Facade Measurement	Example: 18 ft

DRAFT CODE CITATION

20.50.170 BUILDING DESIGN STANDARDS

- B. Building Modulation, Massing and Articulation
3. Building Facades. Building facades shall comply with all of the following:
- a. Public right-of-way facing facades shall consist of at least 30 percent fenestration and/or landscaping.
 - b. All other facades shall consist of at least 15 percent fenestration and/or landscaping.
 - c. The façade area is measured vertically, top to bottom, and horizontally edge-to-edge as illustrated in Figure x.
 - d. For purposes of calculation, the square footage of landscaping shall be measured at the size it will be at installation, not maturity.
 - e. Blank walls (building façade sections without fenestration or covered by landscaping) greater than 20 feet in length are prohibited.

Building Façade Figure Note: The façade depicted measures about 650 square feet. The façade depicted has 235 square feet of fenestration and landscaping, meeting the requirement.

GARAGE DESIGN STANDARDS

DRAFT CODE DIAGRAM



DRAFT CODE CITATION

20.50.170 BUILDING DESIGN STANDARDS

- B. Building Modulation, Massing and Articulation
4. Public right-of-way-facing garages shall comply with the following standards:
- a. The maximum combined garage door width facing the public right-of-way shall be 50 percent or less of the total building width. If the solid waste storage space is provided within each individual unit garage, then the width in the garage needed to accommodate this storage shall be excluded from the maximum 50 percent calculation;
 - b. The garage(s) shall be recessed a minimum of one foot behind the front façade; and
 - c. The access from the public right-of-way shall comply with the requirements of the Engineering Development Manual.

DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160.B.4.a	Street-facing Garage Door	Equal or less than 50% of total building width
20.50.160.B.4.b	Garage Recession	1' minimum behind front facade

BUILDING MATERIALS



C.1

Visually Lighter
Material Above

C.1

Visually Heavy Material
Below



C.2

Porch Highlighted
with Material Change

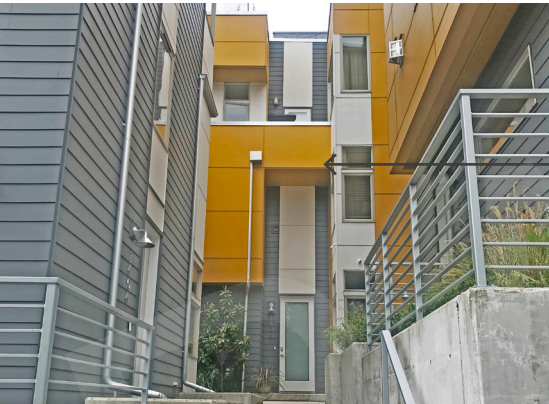


C.1

Visually Lighter
Material Above

C.1

Visually Heavy Material
Below



C.2

Contrasting Color

DRAFT CODE CITATION

20.50.170 BUILDING DESIGN STANDARDS

C. Building Materials

Materials and colors shall comply with the following:

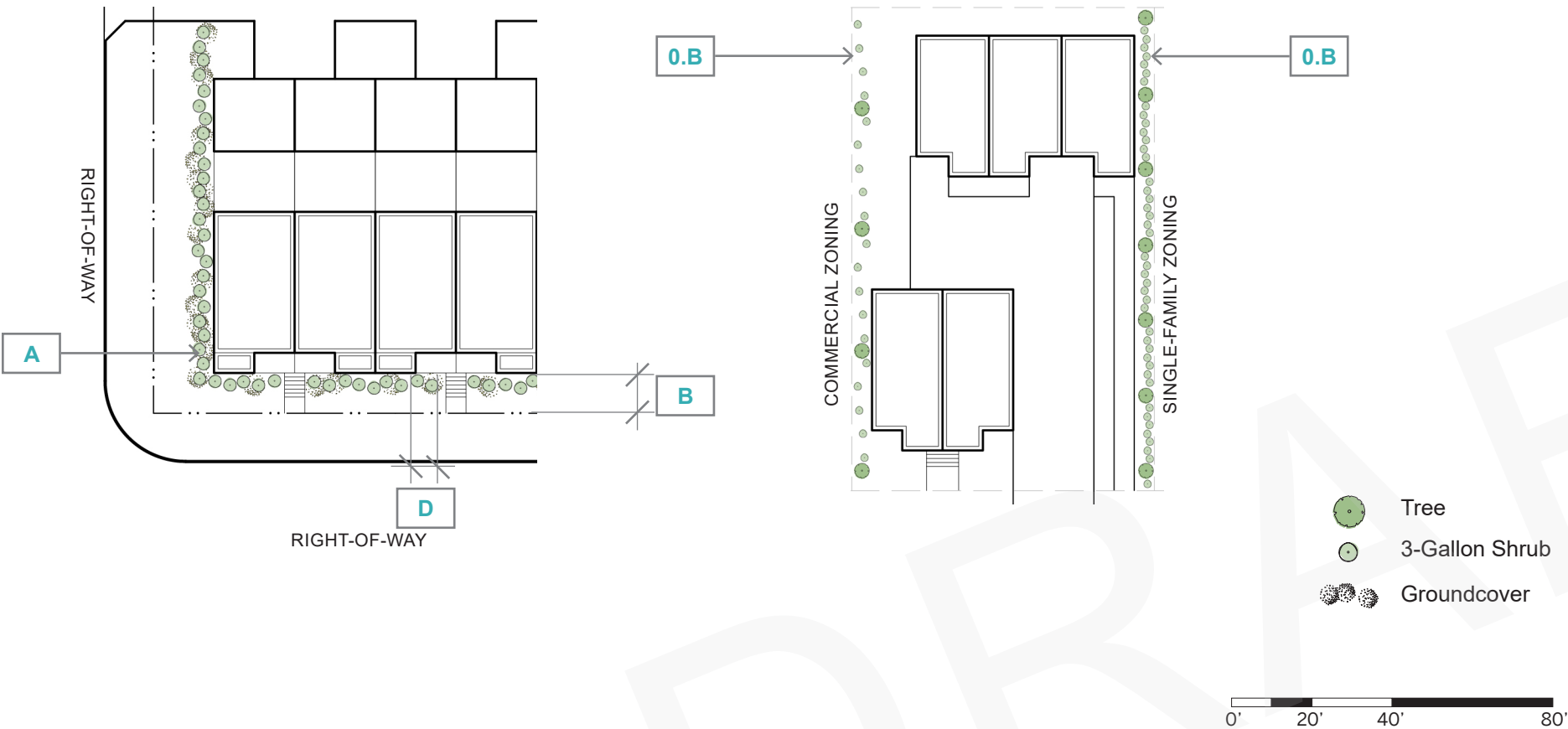
1. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below siding materials, unless they are used as architectural features.
2. Architectural elements, such as trim, shall be of a color that provides contrast to the surrounding, dominant material color(s).
3. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, and plywood or T-111 siding are prohibited. Uncoated zinc and copper are prohibited.

DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.170.C.1	Material Placement	Visually heavier materials shall be located below the lighter materials
20.50.170.C.2	Architectural Element Color	Contrasting Color

LANDSCAPE STANDARDS

DRAFT CODE DIAGRAM



DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.485.A	Landscaping Adjacent to Right-of-way	Landscaping along the building façade.
20.50.485.B	Minimum Landscaping Width	50% of required setback
20.50.485.C	Foundation Plantings	Trees, shrubs, accent plants, ornamental grasses, and ground cover in any combination
20.50.485.D	Three-gallon Shrub Placement	At least one (1) three-gallon shrub for every three (3) lineal feet of foundation
20.50.490.B	Landscaping Adjacent to Single-family residential zone	Type I Landscaping Required
20.50.490.B	Landscaping Adjacent to multifamily residential and commercial zoning	Type II Landscaping Required

DRAFT CODE CITATION

20.50.485 Front façade landscaping, single-family attached use – Standards.

- A. The portion of the building adjacent to rights-of-way shall have landscaping along the building façade. Foundation landscaping shall abut the building (while allowing the necessary space for growth) and shall be used or installed in such a manner so as to screen mechanical equipment attached to or adjacent to the building, provide direction to and enhance entrances and pedestrian pathways, and provide visual breaks along building facades.
- B. Landscaping shall be provided at a width of at least 50 percent of the required front yard setback. If a property has a required setback of zero (0) feet, it is exempt from this requirement. The width of required landscaping for properties with frontage on 145th Street or 185th Street shall be calculated by subtracting the amount of right-of-way dedication easement.
- C. Foundation plantings may be comprised of trees, shrubs, accent plants, ornamental grasses, and ground cover in any combination; provided that no more than 50 percent of the total required landscaping area consists of ground cover.
- D. At least one (1) three-gallon shrub for every three (3) lineal feet of foundation shall be provided.
- E. Shrubs shall be a mix of deciduous and evergreens.
- F. When calculating the minimum number of required plants, the linear distance of openings for doors entering the building shall be excluded.

20.50.490 Landscaping along interior lot line – Standards.

- A. Type I landscaping in a width determined by the requirement shall be included in all nonresidential development along any portion adjacent to single-family and multifamily residential zones or development. All other nonresidential development adjacent to other nonresidential development shall use Type II landscaping within the required setback. If the setback is zero feet then no landscaping is required.
- B. Multifamily development shall use Type I landscaping when adjacent to single-family residential zones and Type II landscaping when adjacent to multifamily residential and commercial zoning within the required yard setback. Single-family attached and mixed single-family developments shall use Type I landscaping when adjacent to R-4 or R-6 zoning, and Type II landscaping when adjacent to all other zoning districts. Single-family attached and mixed single-family developments that have a shared access drive with an abutting property are exempt from this requirement on the side with the shared access drive.
- C. A 20-foot width of Type I landscaping shall be provided for institutional and public facility development adjacent to single-family residential zones. Portions of the development that are unlit playgrounds, playfields, and parks are excluded.
- D. Parking lots shall be screened from single-family residential uses by a fence, wall, plants or combination to block vehicle headlights.